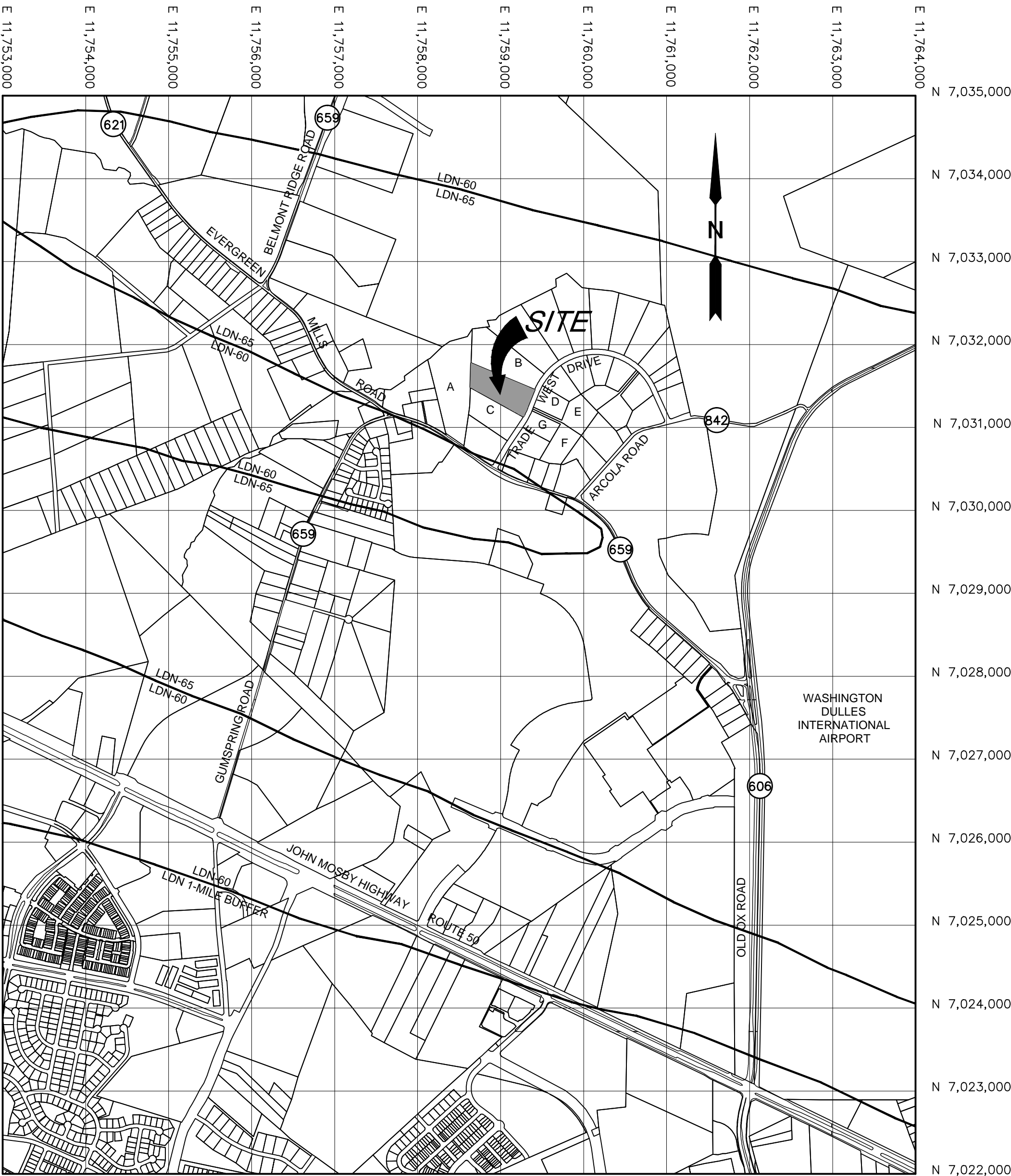


BROAD RUN CONTRACTING
DULLES TRADE CENTER WEST
LOT 12
SPECIAL EXCEPTION PLAT
SPEX 2010-0010

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

GENERAL NOTES

1. THE PARCEL SHOWN ON THIS SPECIAL EXCEPTION IS IDENTIFIED ON THE LOUDOUN COUNTY PARCEL MAP BY PIN NUMBER 162-47-0244; TAX MAP 1071117111121, AND IS ZONED PDGI AS GOVERNED BY THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
2. THIS SPECIAL EXCEPTION IS FOR 'STORAGE OF EMPTY SOLID WASTE VEHICLES AND CONTAINERS' USE PER SECTION 4-604(TT) OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
3. A PHASE 1 ARCHAEOLOGICAL SURVEY WAS COMPLETED BY CULTURAL RESOURCES, INC. , FREDERICK, MD. FOR BUCHANAN PARTNERS, GAITHERSBURG, MD ON JUNE 2006.
4. ALL SIGNAGE WILL CONFORM TO REGULATIONS NOTED IN SECTION 5-1200 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
5. THIS PROPERTY IS NOT SUBJECT TO THE COUNTY'S USE VALUE ASSESSMENT.
6. THIS PROPERTY IS LOCATED WITHIN THE LCN-65 NOISE COUNTOUR AS SHOWN ON THE LOUDOUN COUNTY DULLES AIRPORT NOISE CONTOUR MAP.
7. THERE ARE NO FUEL, FUEL STORAGE, HAZARDOUS OR TOXIC SUBSTANCES EXISTING ONSITE.
8. THERE IS NO MAJOR OR MINOR FLOODPLAIN ONSITE. (SOURCE: FLOODPLAIN MAP OF LOUDOUN COUNTY)
9. A WETLANDS DELINEATION STUDY WAS CONDUCTED BY ACORN ENVIRONMENTAL, INC. DATED OCTOBER 13, 2005. A JURISDICTIONAL DETERMINATION WAS ISSUED ON DECEMBER 15, 2006, PROJECT #05-R3121.
10. A TRAFFIC IMPACT ANALYSIS WAS PERFORMED BY GOROVE SLADE AND ASSOCIATES, INC. DATED MARCH 17, 2010.
11. ANY SIGNS WILL BE PLACED ON THE FRONT OF THE BUILDING OR IN THE GRASS AREA IN FRONT OF THE BUILDING OUTSIDE OF THE SPECIAL EXCEPTION AREA. THEREFORE, THE SIGN WILL NOT BE SUBJECT TO REVIEW IN THE SPECIAL EXCEPTION PROCESS.
12. THERE ARE NO EXISTING WELLS OR DRAIN FIELDS ON THE PROPERTY.
13. THERE ARE NO NATURALLY OCCURRING STEEP SLOPES ON THE PROPERTY.
14. WATER AND SEWER SERVICE TO BE PROVIDED BY LOUDOUN WATER. THERE ARE CURRENTLY WATER AND SEWER SERVICE LINES ON THE PROPERTY.
15. TOPOGRAPHIC INFORMATION SHOWN ON PLAN IS BASED ON ALTA/ACSM LAND TITLE SURVEY DATED MARCH 21, 2006 BY LS2PS LAND SURVEYING SERVICES. THE CONTOUR INTERVAL IS 2 FEET BASED ON NAD83 DATUM.
16. EXISTING TREE COVER INFORMATION SHOWN ON THIS PLAN IS BASED ON A TREE SURVEY PERFORMED BY DEWBERRY ON MARCH 9, 2010.
17. ALL OUTDOOR STORAGE AREAS WILL BE IN COMPLIANCE WITH SECTION 4-607(D)(3) OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
18. BEFORE ONSITE STORAGE, ALL SOLID WASTE CONTAINERS WILL BE CLEANED WITHIN A WASH-DOWN FACILITY INSIDE THE BUILDING. SOLID WASTE VEHICLES WILL USE THE WASH-DOWN FACILITY AS NEEDED
19. THE SPECIAL EXCEPTION USE PROPOSED WITH THIS PLAT IS REGULATED UNDER CHAPTER 1084 OF THE CODIFIED ORDINANCES OF LOUDOUN COUNTY. .



VICINITY MAP

SCALE: 1" = 1000'

ADJACENT OWNERS

- A JAMES W. RICHARDS
MCPI# 162-46-4458
ZONE: RC
USE: RESIDENTIAL
- B DULLES TRADE CENTER WEST LP
LOT 11
MCPI# 161-17-0879
ZONE: PDGI
USE: COMMERCIAL/INDUSTRIAL
- C DULLES TRADE CENTER WEST
LOT 13
MCPI# 162-46-9412
ZONE: PDGI
USE: COMMERCIAL/INDUSTRIAL
- D DULLES TRADE CENTER WEST LP
c/o BUCHANAN PARTNERS LLC
LOT 19
MCPI# 162-47-6129
ZONE: PDGI
USE: COMMERCIAL/INDUSTRIAL
- E DULLES TRADE CENTER WEST LP
c/o BUCHANAN PARTNERS LLC
LOT 18
MCPI# 162-47-7811
ZONE: PDGI
USE: COMMERCIAL/INDUSTRIAL
- F DULLES TRADE CENTER WEST LP
c/o BUCHANAN PARTNERS LLC
LOT 17
ZONE: PDGI
MCPI# 162-47-6776
USE: COMMERCIAL/INDUSTRIAL
- G SBS MANAGEMENT SERVICE LLC
LOT 16
ZONE: PDGI
MCPI# 162-47-4901
USE: COMMERCIAL/INDUSTRIAL

APPLICANT/ OWNER

Broad Run Contracting, L.L.C.
PO Box 1550
Ashburn, VA 20146
Phone (703) 443-2000

SHEET INDEX:

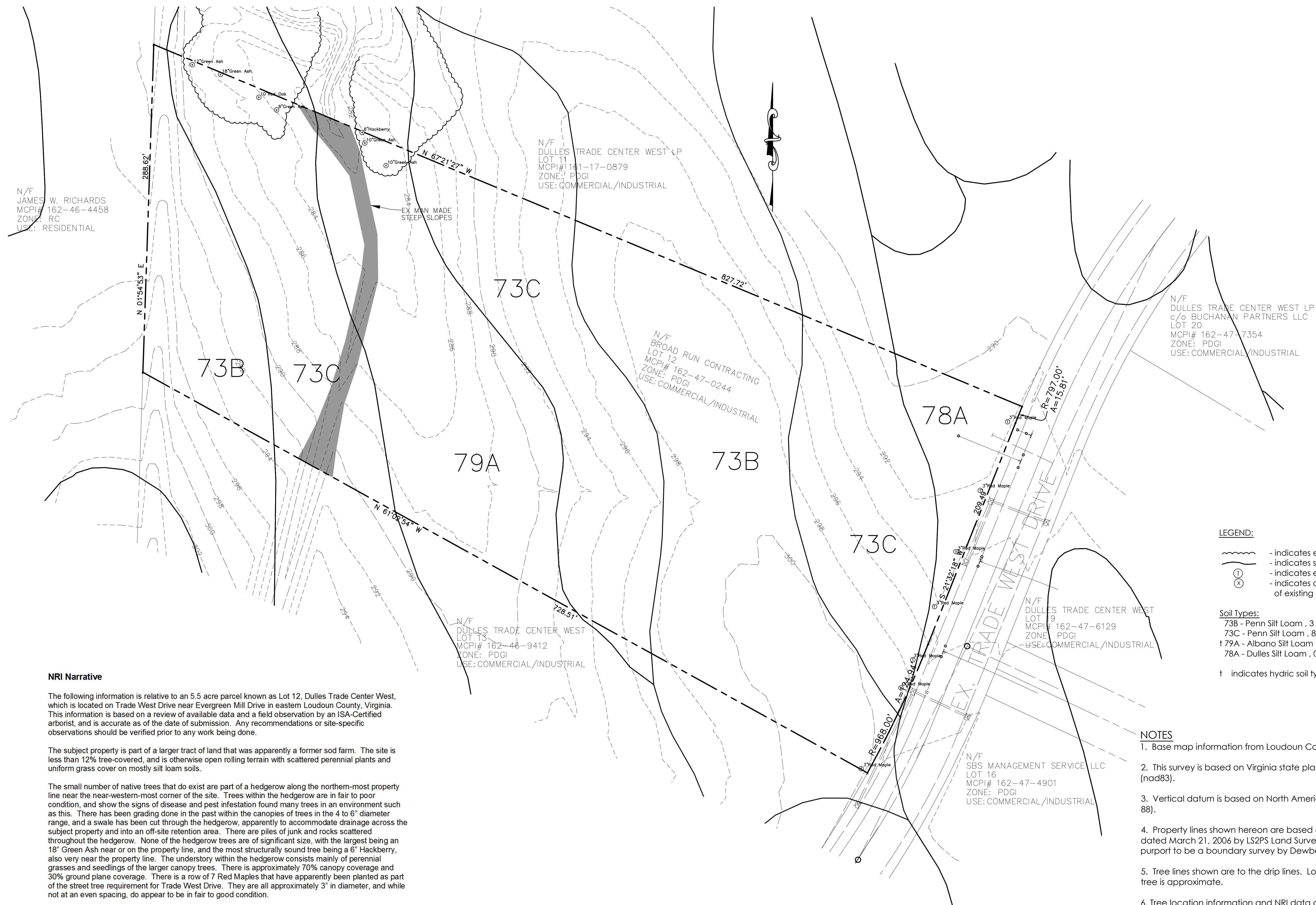
- 1 Cover Sheet
- 2 Existing Conditions
- 3 Special Exception Plat
- 4 Conceptual Landscape Plan
- 5 Conceptual Stormwater Management / BMP Plan

COVERSHEET

BROAD RUN CONTRACTING
DULLES TRADE CENTER WEST - LOT 12
SPEX 2010-0010
Dulles Election District
Loudoun County, Virginia

Plan Number
Drawn By DRT
Designed By DRT
Checked By DPB
Date February 2010
Scale AS SHOWN
Sheet 1 of 5
File Number RZ-127-LC

1	7/14/10	Rev. Per Loudoun County Comments
NO.	DATE	DESCRIPTION
		REVISION



NRI Narrative

The following information is relative to an 5.5 acre parcel known as Lot 12, Dulles Trade Center West, which is located on Trade West Drive near Evergreen Mill Drive in eastern Loudoun County, Virginia. This information is based on a review of available data and a field observation by an ISA-Certified arborist, and is accurate as of the date of submission. Any recommendations or site-specific observations should be verified prior to any work being done.

The subject property is part of a larger tract of land that was apparently a former sod farm. The site is less than 12% tree-covered, and is otherwise open rolling terrain with scattered perennial plants and uniform grass cover on mostly silt loam soils.

The small number of native trees that do exist are part of a hedgerow along the northern-most property line near the near-western-most corner of the site. Trees within the hedgerow are in fair to poor condition, and show the signs of disease and pest infestation found many trees in an environment such as this. There has been grading done in the past within the canopies of trees in the 4 to 6" diameter range, and a swale has been cut through the hedgerow, apparently to accommodate drainage across the subject property and into an off-site retention area. There are piles of junk and rocks scattered throughout the hedgerow. None of the hedgerow trees are of significant size, with the largest being an 18" Green Ash near or on the property line, and the most structurally sound tree being a 6" Hackberry, also very near the property line. The understorey within the hedgerow consists mainly of perennial grasses and seedlings of the larger canopy trees. There is approximately 70% canopy coverage and 30% ground plane coverage. There is a row of 7 Red Maples that have apparently been planted as part of the street tree requirement for Trade West Drive. They are all approximately 3" in diameter, and while not at an even spacing, do appear to be in fair to good condition.

Based on the currently proposed site plan for the subject property, at least one of the small trees will be impacted by the vehicle entrance. Any of these small trees could easily be relocated. The proposed development does not appear to impact the native trees within the hedgerow. Other than relocating one or two of the small street trees, no specific arboricultural treatments are recommended for the existing trees on the subject property.

Prior to the field work done for this report, research was conducted on data bases relative to rare, threatened and endangered plant species known to occur in Loudoun County. None of the areas within the subject property have the conditions which would support any of these known rare, threatened or endangered species. The field work conducted did not return any sightings of these plants.

1	7/14/10	Rev. Per Loudoun County Comments
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LEGEND:

- indicates existing forest cover
- indicates soil boundary
- indicates existing landscape tree
- indicates approximate location of existing canopy tree

Soil Types:

- 73B - Penn Silt Loam , 3 to 8 percent slopes.
73C - Penn Silt Loam , 8 to 15 percent slopes.
† 79A - Albano Silt Loam , 0 to 3 percent slopes.
78A - Dulles Silt Loam , 0 to 3 percent slopes.

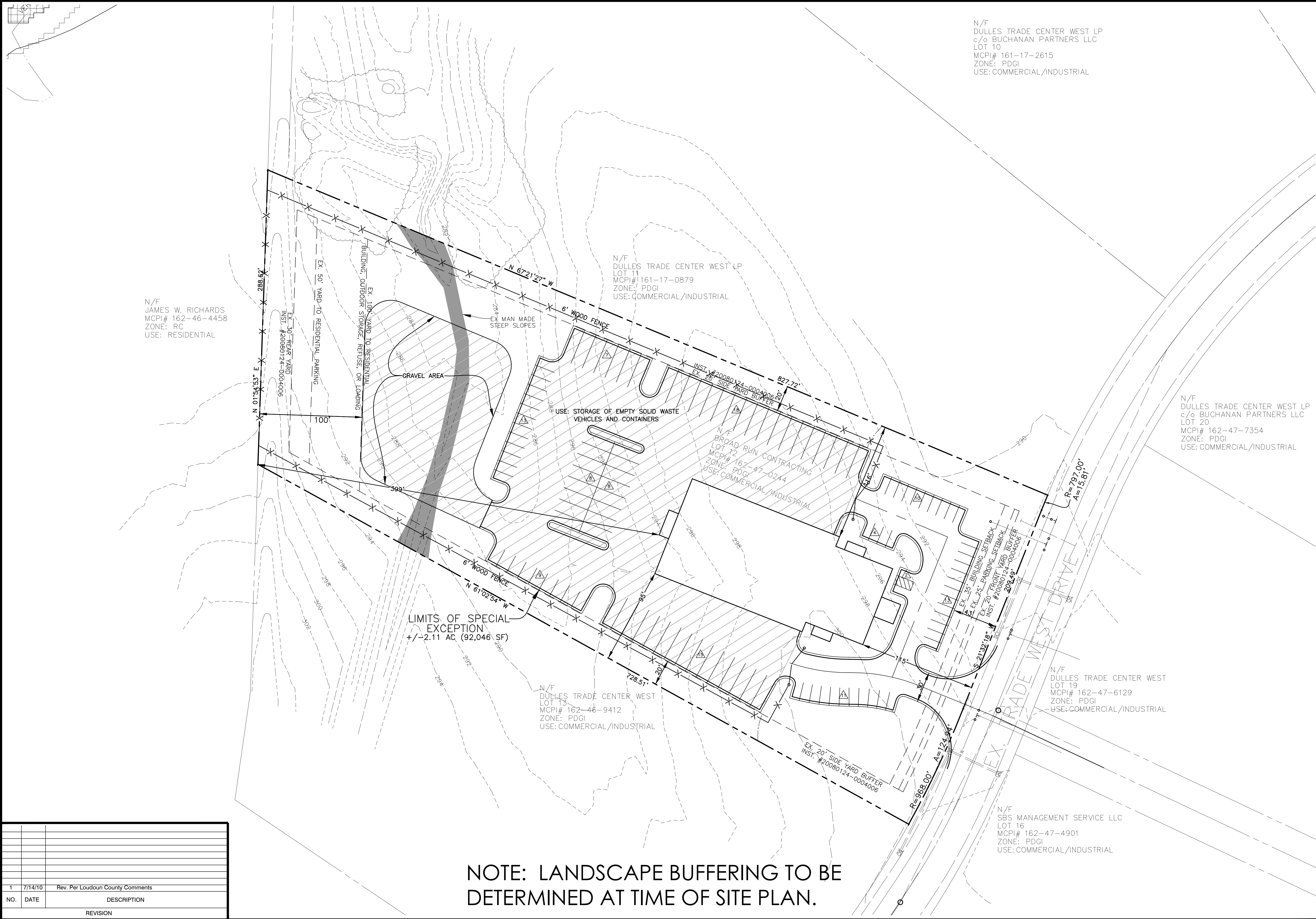
t indicates hydric soil type

NOTES

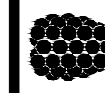
1. Base map information from Loudoun County data.
2. This survey is based on Virginia state plane coordinate system north zone (nad83).
3. Vertical datum is based on North American vertical datum of 1988 (navd88).
4. Property lines shown hereon are based on a ALTA/ACSM Land Title Survey dated March 21, 2006 by LS2PS Land Surveying Services. This does not purport to be a boundary survey by Dewberry.
5. Tree lines shown are to the drip lines. Location of any existing individual tree is approximate.
6. Tree location information and NRI data are based on field work done by an ISA-Certified arborist.
7. There are no wetlands on the site as determined by Wetlands Delineation by Acorn Environmental, Inc. dated 10-13-05 and confirmed by the Army Corps of Engineers on 12/15/06 Project #05-R3121.
8. Topographic information shown is based on ALTA/ACSM Land Title Survey dated March 21, 2006 by LS2PS Land Surveying Services. The contour interval is 2 feet based on NAD 83 datum.

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NO.	DATE	DESCRIPTION
1	7/14/10	Rev. Per Loudoun County Comments
REVISION		



NOTE: LANDSCAPE BUFFERING TO BE DETERMINED AT TIME OF SITE PLAN.



Dewberry & Davis LLC
10000 FERRY ROAD, SUITE 200
LEESBURG, VIRGINIA 20176
PHONE: 703.771.8004 METRO: 703.478.1336
FAX: 703.771.4061

CONCEPTUAL LANDSCAPE PLAN

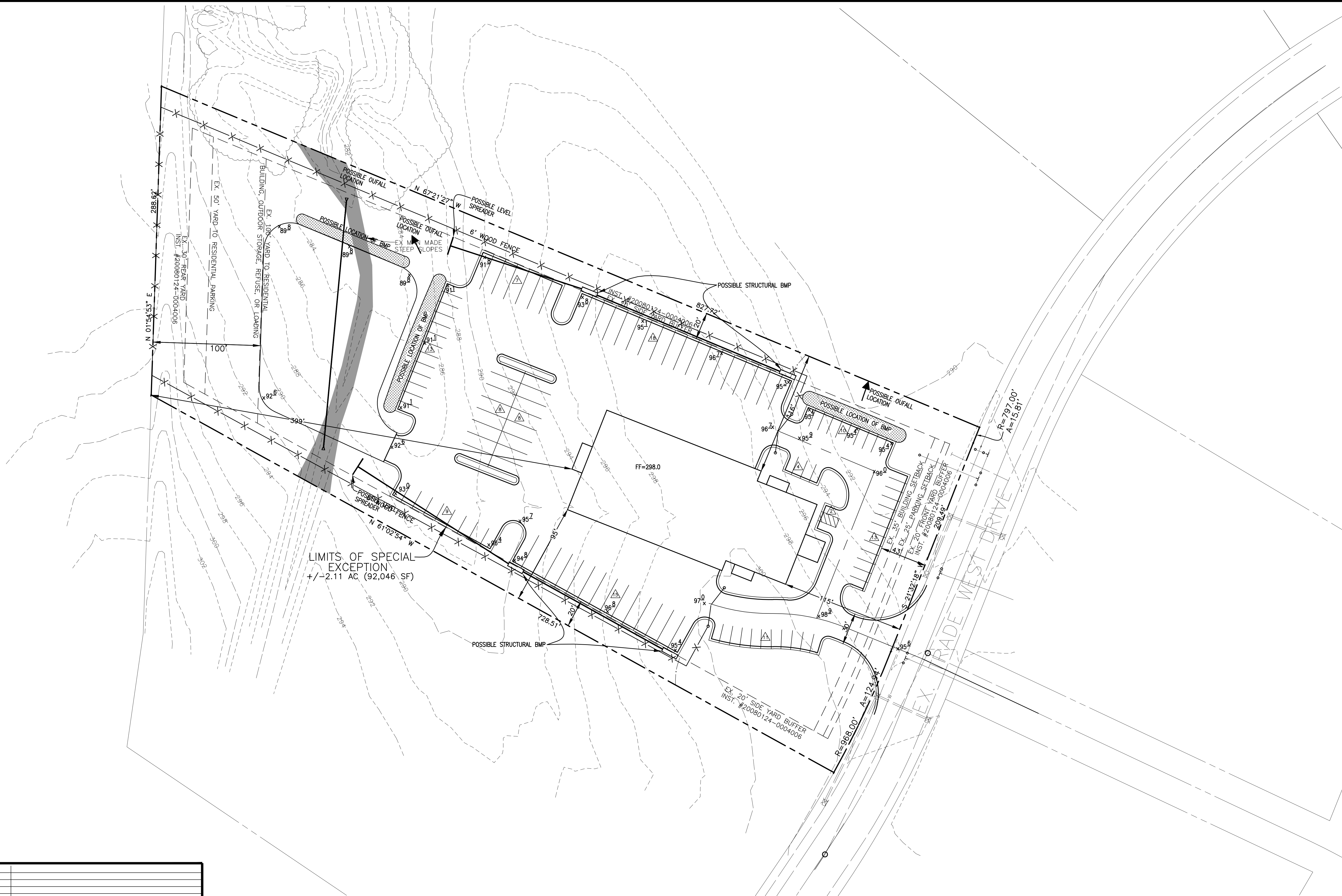
BROAD RUN CONTRACTING
DULLES TRADE CENTER WEST - LOT 12
SPEX 2010-0010

Dulles Election District
Loudoun County, Virginia

Plan Number
Drawn By DRT
Designed By DRT
Checked By DPB
Date February 2010
Scale 1" = 40'
Sheet 4 of 5
File Number RZ-127-LC

Plot: Sep 08, 2010, 4: 8:37pm
C:\Users\2224\OneDrive\LA\Deliverables\05-SWM-BMP Plan.dwg

NO.	DATE	DESCRIPTION
1	7/14/10	Rev. Per Loudoun County Comments
REVISION		



Note: All Stormwater Management and BMP facilities on this plan are shown for illustrative purposes only. The number, size, type and location of the facilities may change with final engineering. All Stormwater Management and BMP practices will comply with the guidelines set forth in the Loudoun County Facilities Standards Manual and the Virginia Stormwater Management Handbook.

Plan Number
Drawn By DRT
Designed By DRT
Checked By DPB
Date February 2010
Scale 1" = 40'
Sheet 5 of 5
File Number RZ-127-LC

BROAD RUN CONTRACTING
DULLES TRADE CENTER WEST - LOT 12
SPEX 2010-0010
Dulles Election District
Loudoun County, Virginia

CONCEPTUAL STORMWATER
MANAGEMENT/BMP PLAN

Dewberry
Dewberry & Davis LLC
10000 FARMERS FERRY ROAD, SUITE 200
LEESBURG, VIRGINIA 20176
PHONE: 703.771.8004 METRO: 703.778.1336
FAX: 703.771.4601